



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you  
Are hereby notified of your assessment for the current year **2013** as finalized by the  
Real Property Tax Appeals Commission for the property described. If YOU  
WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION  
BELOW

Date: January 7, 2013

### Legal Description of Property

Square: 0700 Lot: 0840

Property Address: 38 N Street SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	699,840	Land	657,560
Building	1,460	Building	1,460
Total	\$ 701,300	Total	\$ 659,020

### Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

### COMMISSIONER SIGNATURES

Hillary Lovick, Esq.

Frank Sanders

Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



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Date: January 7, 2013

### Legal Description of Property

Square: 0700 Lot: 0841

Property Address: 36 N Street SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,036,800	Land	972,000
Building	80,520	Building	80,520
Total	\$ 1,117,320	Total	\$ 1,052,520

### Rationale:

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Date: January 7, 2013

### Legal Description of Property

Square: 0700 Lot: 0850

Property Address: N Street SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	763,200	Land	715,500
Building	-0-	Building	-0-
Total	\$ 763,200	Total	\$ 715,500

### Rationale:

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Date: January 7, 2013

### Legal Description of Property

Square: 0700 Lot: 0864

Property Address: 30 N Street SE

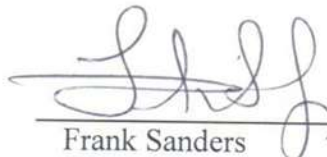
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	645,120	Land	604,800
Building	45,430	Building	45,430
Total	\$ 690,550	Total	\$ 650,230

### Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

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### Legal Description of Property

Square: 0700 Lot: 0865


Property Address: 32 N Street SE

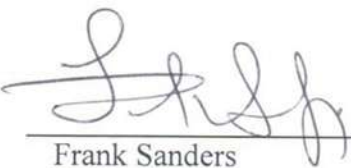
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	691,200	Land	648,000
Building	50,480	Building	50,480
Total	\$ 741,680	Total	\$ 698,480

### Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

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Date: January 7, 2013

### Legal Description of Property

Square: 0700 Lot: 0868

Property Address: N Street SE

### ORIGINAL ASSESSMENT

### FINAL ASSESSMENT

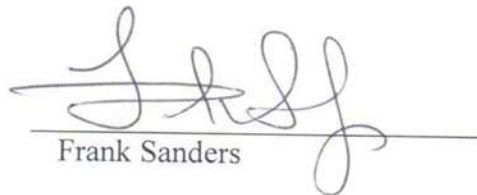
Land	791,040	Land	741,600
Building	-0-	Building	-0-
Total	\$ 791,040	Total	\$ 741,600

### Rationale:

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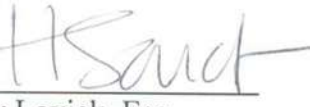
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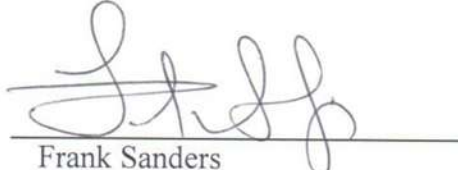
Date: January 7, 2013			
Legal Description of Property			
Square: 0700 Lot: 0871			
Property Address: 1275 Half Street SE			
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	940,320	Land	881,550
Building	-0-	Building	-0-
Total	\$ 940,320	Total	\$ 881,550

### Rationale:

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Date: January 7, 2013

### Legal Description of Property

Square: 0700 Lot: 0872

Property Address: Half Street SE

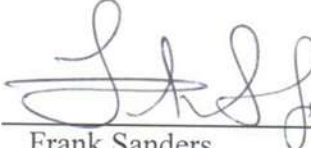
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,097,040	Land	1,028,480
Building	-0-	Building	-0-
Total	\$ 1,097,040	Total	\$ 1,028,480

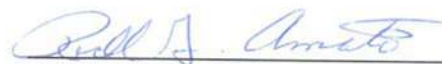
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### Legal Description of Property

Square: 0700 Lot: 0873

Property Address: M Street SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	18,139,640	Land	17,005,850
Building	1,000	Building	1,000
Total	\$ 18,140,640	Total	\$ 17,006,850

### Rationale:

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Square: 0700 Lot: 0874


Property Address: M Street SE

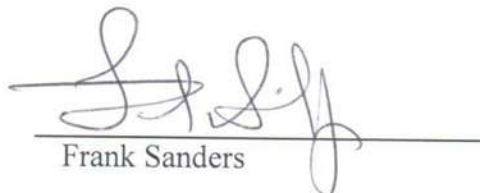
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	9,703,120	Land	9,096,680
Building	-0-	Building	-0-
Total	\$ 9,703,120	Total	\$ 9,096,680

### Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

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Date: January 7, 2013

### Legal Description of Property

Square: 0700 Lot: 0875

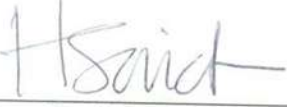
Property Address: M Street SE

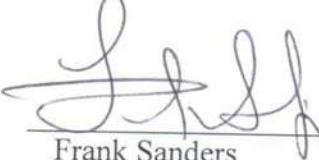
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	11,136,160	Land	10,429,650
Building	-0-	Building	-0-
Total	\$ 11,136,160	Total	\$ 10,429,650

### Rationale:

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Date: January 31, 2013

### Legal Description of Property

Square: 0717 Lot: 7000

Property Address: 2<sup>nd</sup> Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	2,831,000	Land	2,335,960
Building	-0-	Building	-0-
Total	\$ 2,831,000	Total	\$ 2,335,960

### Rationale:

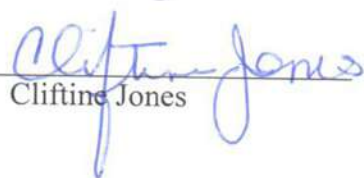
Pursuant to statute, the Petitioner must demonstrated, by a preponderance of the evidence, that the proposed Tax Year 2013 assessment for the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of January 1, 2012, valuation date.


The subject property is an air rights lot. The Petitioner's appeal is based on valuation. The market approach was utilized to support the Petitioner's estimate of value. The Assessor made a recommendation to reduce the proposed assessment to the prior tax year's assessment (Tax Year 2012).

The RPTAC reviewed the submissions by the OTR and the Petitioner. The Commission reviewed land sales, the Petitioner's adjustment factors for the parking structure, the platform cost, and easement removal. The Commission also applied a discount for development impediments for future potential development of the subject.

In consideration of the aforementioned, the RPTAC reduces the proposed assessment for the Tax Year 2013.

### COMMISSIONER SIGNATURES

  
Cliftine Jones

  
Andrew Dorchester  
FURTHER APPEAL PROCEDURES

  
Karla Christensen

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### Legal Description of Property

Square: 0749 Lot: 0031

Property Address: 1026 3<sup>rd</sup> Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	404,040	Land	404,040
Building	-0-	Building	-0-
Total	\$ 404,040	Total	\$ 404,040


### Rationale:

The Real property Tax Appeal Commission ("RPTAC") heard arguments by the Office of Tax and Revenue (OTR) and the Petitioner in regards to this matter on December 12, 2012. The basis of the appeal is valuation. The Petitioner argues that the lot size limits its development potential. The Petitioner fails to provide sufficient information, and to meet its burden of proof, to quantify the impact on the subject's value. The RPTAC therefore sustains the proposed assessment for Tax Year 2013.

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Andrew Dorchester

  
Cliftine Jones

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### Legal Description of Property

Square: 0749 Lot: 0804

Property Address: 1030 3<sup>rd</sup> Street NW

#### ORIGINAL ASSESSMENT

#### FINAL ASSESSMENT


Land	368,550	Land	368,550
Building	-0-	Building	-0-
Total	\$ 368,550	Total	\$ 368,550


### Rationale:

The Real property Tax Appeal Commission ("RPTAC") heard arguments by the Office of Tax and Revenue (OTR) and the Petitioner in regards to this matter on December 12, 2012. The basis of the appeal is valuation. The Petitioner argues that the lot size limits its development potential. The Petitioner fails to provide sufficient information, and to meet its burden of proof, to quantify the impact on the subject's value. The RPTAC therefore sustains the proposed assessment for Tax Year 2013.

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### Legal Description of Property

Square: 0749 Lot: 0805

Property Address: 1028 3<sup>rd</sup> Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	368,550	Land	368,550
Building	-0-	Building	-0-
Total	\$ 368,550	Total	\$ 368,550

### Rationale:

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### Legal Description of Property

Square: 0749 Lot: 0826

Property Address: K Street NW

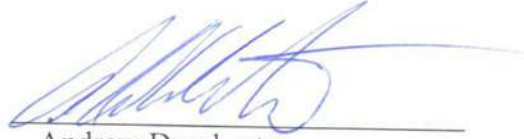
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	30,204,310	Land	30,204,310
Building	-0-	Building	-0-
Total	\$ 30,204,310	Total	\$ 30,204,310

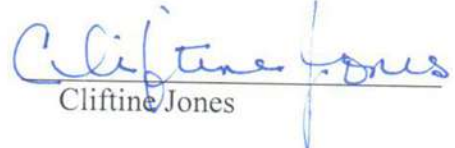
### Rationale:

The Real property Tax Appeal Commission ("RPTAC") heard arguments by the Office of Tax and Revenue ("OTR") and the Petitioner in regards to this matter on December 12, 2012. The basis of the appeal is valuation. While the Petitioner questions the comparable sales used by OTR, which serve as the basis for OTR's assessment, the RPTAC finds that OTR has adjusted the sales appropriately. The RPTAC therefore sustains the proposed assessment for Tax Year 2013.

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Date: January 24, 2013			
<b>Legal Description of Property</b>			
Square: 0752 Lot: 0861			
Property Address: 701,2 <sup>nd</sup> Street NW			
<b>ORIGINAL ASSESSMENT</b>		<b>FINAL ASSESSMENT</b>	
Land	26,082,760	Land	23,781,340
Building	10,000	Building	10,000
Total	\$ 26,092,760	Total	\$ 23,791,340

### Rationale:

Pursuant to DC Code §47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF TAX AND REVENUE  
REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Square	752	Suffix		Lot (s)	861
Property Address	701 2 <sup>nd</sup> Street NE				
Petitioner	Station Townhouses LLC				

STIPULATION AGREEMENT

IT IS HEREBY AGREED BY AND BETWEEN THE PETITIONER AND THE DISTRICT OF COLUMBIA THAT IN ORDER TO EXPEDITIOUSLY SETTLE THIS MATTER, EACH PARTY AGREES TO STIPULATE TO THE ESTIMATED MARKET VALUE FOR THE SUBJECT PROPERTY FOR TAX YEAR 2013 AS FOLLOWS:

	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
LAND	\$26,082,760	\$23,781,340
IMPROVEMENTS	\$10,000	\$10,000
TOTAL	\$26,092,760	\$23,791,340

STIPULATED PERCENTAGE CHANGE: -8.8 % STIPULATED VALUE CHANGE \$ 2,301,420

JUSTIFICATION: The subject property is an apartment development site (PUD) located at the intersection of H and 2nd Streets NE. There were two apartment land transactions in 2011 along the H Street corridor at \$43.76/FAR and \$43.76/FAR. The subject property's FAR was adjusted from \$67/FAR to \$61/FAR.

BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE REAL PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES' STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME THE ASSESSED VALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEARINGS BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT.

FOR THE DISTRICT OF COLUMBIA:

APPRaiser: [Signature]

Date: Jan 24, 13

SUPERVISORY APPRAISER: [Signature]

Date: 1/29/13

(All stipulations, Gen. Com. stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$4 million. Major Commercial stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$12 million.)

APPEALS & LITIGATION MANAGER/

RESIDENTIAL MANAGER: [Signature]

Date:                     

Appeals & Litigation Manager (Commercial properties where value change is greater than 10% or over \$5 million.)  
Residential Manager (All stipulations)

CHIEF APPRAISER: [Signature]

Date:                     

(Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. greater than 20% or over \$12 million for Major Commercial.)

DIRECTOR: [Signature]

Date:                     

(Properties where value change is greater than 30% or over \$20 million.)

FOR THE PETITIONER:

OWNER/AGENT: [Signature]

Date: 4/23/13

AGENT'S COMPANY NAME: Wilkes Inc



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you  
Are hereby notified of your assessment for the current year **2013** as finalized by the  
Real Property Tax Appeals Commission for the property described. If YOU  
WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION  
BELOW

Date: December 19, 2012

### Legal Description of Property

Square: 3664 Lot: 0820

Property Address: 400 Taylor Street NE

### ORIGINAL ASSESSMENT

### FINAL ASSESSMENT

Land	2,988,290	Land	2,988,290
Building	677,760	Building	354,380
Total	\$ 3,666,050	Total	\$ 3,342,670

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF TAX AND REVENUE  
REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Square	3664	Suffix		Lot (s)	820
Property Address	400 Taylor St NE				
Petitioner	Heights Commercial LP				

STIPULATION AGREEMENT

IT IS HEREBY AGREED BY AND BETWEEN THE PETITIONER AND THE DISTRICT OF COLUMBIA THAT IN ORDER TO EXPEDITIOUSLY SETTLE THIS MATTER, EACH PARTY AGREES TO STIPULATE TO THE ESTIMATED MARKET VALUE FOR THE SUBJECT PROPERTY FOR TAX YEAR 2013 AS FOLLOWS:

	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
LAND	\$2,988,290	\$2,988,290
IMPROVEMENTS	\$677,760	\$354,380
TOTAL	\$3,666,050	\$3,342,670

STIPULATED PERCENTAGE CHANGE: 8.82 % STIPULATED VALUE CHANGE \$ 323,380

JUSTIFICATION: OTR reevaluated the assessed value of the subject based on the property's historic income and rental rates for comparable properties.

BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE REAL PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES' STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME THE ASSESSED VALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEARINGS BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT.

FOR THE DISTRICT OF COLUMBIA:

APPRaiser:

*D. Alayon*

Date: 12/12/12

SUPERVISORY APPRAISER:

*ISA*

Date: 12/12/12

(All stipulations, Gen. Com. stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$4 million. Major Commercial stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$12 million.)

APPEALS & LITIGATION MANAGER/

RESIDENTIAL MANAGER:

Appeals & Litigation Manager (Commercial properties where value change is greater than 10% or over \$5 million.)  
Residential Manager (All stipulations)

Date: \_\_\_\_\_

CHIEF APPRAISER:

(Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. greater than 20% or over \$12 million for Major Commercial.)

Date: \_\_\_\_\_

DIRECTOR:

(Properties where value change is greater than 30% or over \$20 million.)

Date: \_\_\_\_\_

FOR THE PETITIONER:

OWNER/AGENT:

*J. Will*

Date: 12/7/12

AGENT'S COMPANY NAME: \_\_\_\_\_





## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you  
Are hereby notified of your assessment for the current year **2013** as finalized by the  
Real Property Tax Appeals Commission for the property described. If YOU  
WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION  
BELOW

Date: December 19, 2012

### Legal Description of Property

Square: 4365 Lot: 0032

Property Address: 3030-3070 V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	3,291,780	Land	2,779,260
Building	373,370	Building	283,866
Total	\$ 3,665,150	Total	\$ 3,063,126

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF TAX AND REVENUE  
REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Square	Multi Square	Suffix	Lot (s)	24 Lots
Property Address		3030 V Street NE Et Al		
Petitioner		SMC United Industrial Partners INC		

STIPULATION AGREEMENT

IT IS HEREBY AGREED BY AND BETWEEN THE PETITIONER AND THE DISTRICT OF COLUMBIA THAT IN ORDER TO EXPEDITIOUSLY SETTLE THIS MATTER, EACH PARTY AGREES TO STIPULATE TO THE ESTIMATED MARKET VALUE FOR THE SUBJECT PROPERTY FOR TAX YEAR 2013 AS FOLLOWS:

	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
LAND	\$34,698,340	\$30,867,930
IMPROVEMENTS	\$5,232,590	\$4,012,118
TOTAL	\$39,930,930	\$34,880,050

STIPULATED PERCENTAGE CHANGE: 12.65 % STIPULATED VALUE CHANGE \$ 5,050,880

JUSTIFICATION: OTR reevaluated the assessed value of the subject based on the property's historic income, rental rates for comparable properties, and the vacancy present and upcoming at the property.

BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE REAL PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES' STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME THE ASSESSED VALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEARINGS BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT.

FOR THE DISTRICT OF COLUMBIA:

APPRaiser:

*[Signature]*

Date: 12/12/12

SUPERVISORY APPRAISER:

*[Signature]*

Date: 12/12/12

(All stipulations. Gen. Com. stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$4 million. Major Commercial stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$12 million.)

APPEALS & LITIGATION MANAGER/

RESIDENTIAL MANAGER:

*[Signature]*

Date: 13 Dec. 2012

Appeals & Litigation Manager (Commercial properties where value change is greater than 10% or over \$5 million.) Residential Manager (All stipulations)

CHIEF APPRAISER:

(Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. greater than 20% or over \$12 million for Major Commercial.)

Date: \_\_\_\_\_

DIRECTOR:

(Properties where value change is greater than 30% or over \$20 million.)

Date: \_\_\_\_\_

FOR THE PETITIONER:

OWNER/AGENT:

*[Signature]*

Date: 12/7/12

AGENT'S COMPANY NAME: \_\_\_\_\_

**Proposed TY 2013 Value**

SMC United Industrial Partners INC.  
3030 V Street, NE Et Al Schedule of Lots  
Square 4365 Lots 28,29,32,804,805 and 806  
Square 4367 Lots 1,2, and 801; Square 4371 Lots 1,2,5,805 and 806  
Square 4373 Lots 1,2,5,802,803 and 807; Parcel 173 Lots 90,95,96,123 and 124

<u>Square Lot</u>	<u>Address</u>	<u>Land</u>	<u>Improve.</u>	<u>Total</u>
4365 0032	3030 - 3070 V ST NE	\$3,291,780	\$373,370	\$3,665,150
4365 0804	V ST NE	\$302,100	\$0	\$302,100
4365 0805	2310 31ST ST NE	\$1,197,990	\$1,000	\$1,198,990
4365 0806	2320 31ST ST NE	\$1,136,760	\$1,000	\$1,137,760
4367 0001	3130 - 3180 V ST NE	\$2,949,300	\$473,700	\$3,423,000
4367 0002	3100 V ST NE	\$959,670	\$1,056,540	\$2,016,210
4367 0801	33RD ST NE	\$363,630	\$0	\$363,630
4371 0001	3300 V ST NE	\$3,928,920	\$186,730	\$4,115,650
4371 0002	3350 - 3390 V ST NE	\$3,002,400	\$458,140	\$3,460,540
4371 0005	2100 SOUTH DAKOTA AV NE	\$400,880	\$1,000	\$401,880
4371 0805	SOUTH DAKOTA AV NE	\$542,760	\$0	\$542,760
4371 0806	V ST NE	\$682,050	\$0	\$682,050
4373 0001	3015 - 3055 V ST NE	\$2,927,790	\$479,990	\$3,407,780
4373 0002	3125 - 3165 V ST NE	\$2,922,660	\$481,490	\$3,404,150
4373 0005	3325 - 3355 V ST NE	\$3,427,170	\$333,700	\$3,760,870
4373 0802	V ST NE	\$543,000	\$1,000	\$544,000
4373 0803	V ST NE	\$241,140	\$1,000	\$242,140
4373 0806	V ST NE	\$109,280	\$1,000	\$110,280
4373 0807	V ST NE	\$590,490	\$1,000	\$591,490
PAR 01730090	3535 V ST NE	\$2,202,750	\$692,370	\$2,895,120
PAR 01730095	3515 V ST NE	\$635,970	\$555,210	\$1,191,180
PAR 01730096	3521 V ST NE	\$638,130	\$33,350	\$671,480
PAR 01730123	V ST NE	\$189,690	\$1,000	\$190,690
PAR 01730124	NEW YORK AV NE	\$1,512,030	\$100,000	\$1,612,030
		\$34,698,340	\$5,232,590	\$39,930,930

**Stipulated TY 2013 Value**

SMC United Industrial Partners INC.  
3030 V Street, NE Et Al Schedule of Lots  
Square 4365 Lots 28,29,32,804,805 and 806  
Square 4367 Lots 1,2, and 801; Square 4371 Lots 1,2,5,805 and 806  
Square 4373 Lots 1,2,5,802,803 and 807; Parcel 173 Lots 90,95,96,123 and 124

4365 0032	3030 - 3070 V ST NE	\$ 2,779,260	\$283,866	\$ 3,063,126
4365 0804	V ST NE	\$ 255,060	0	\$ 255,060
4365 0805	2310 31ST ST NE	\$ 1,197,990	\$1,000	\$ 1,198,990
4365 0806	2320 31ST ST NE	\$ 1,136,760	\$1,000	\$ 1,137,760
4367 0001	3130 - 3180 V ST NE	\$ 2,949,300	\$360,145	\$ 3,309,445
4367 0002	3100 V ST NE	\$ 810,250	\$803,266	\$ 1,613,516
4367 0801	33RD ST NE	\$ 307,010	0	\$ 307,010
4371 0001	3300 V ST NE	\$ 3,317,200	\$141,967	\$ 3,459,167
4371 0002	3350 - 3390 V ST NE	\$ 2,534,940	\$348,315	\$ 2,883,255
4371 0005	2100 SOUTH DAKOTA AV NE	\$ 400,880	\$1,000	\$ 401,880
4371 0805	SOUTH DAKOTA AV NE	\$ 458,250	0	\$ 458,250
4371 0806	V ST NE	\$ 575,860	0	\$ 575,860
4373 0001	3015 - 3055 V ST NE	\$ 2,927,790	\$364,927	\$ 3,292,717
4373 0002	3125 - 3165 V ST NE	\$ 2,467,610	\$366,067	\$ 2,833,677
4373 0005	3325 - 3355 V ST NE	\$ 2,893,570	\$253,705	\$ 3,147,275
4373 0802	V ST NE	\$ 543,000	\$1,000	\$ 544,000
4373 0803	V ST NE	\$ 241,140	\$1,000	\$ 242,140
4373 0806	V ST NE	\$ 109,280	\$1,000	\$ 110,280
4373 0807	V ST NE	\$ 590,490	\$1,000	\$ 591,490
PAR 01730090	3535 V ST NE	\$ 1,859,790	\$526,395	\$ 2,386,185
PAR 01730095	3515 V ST NE	\$ 536,950	\$422,115	\$ 959,065
PAR 01730096	3521 V ST NE	\$ 538,780	\$33,350	\$ 572,130
PAR 01730123	V ST NE	\$ 160,160	\$1,000	\$ 161,160
PAR 01730124	NEW YORK AV NE	\$ 1,276,610	\$100,000	\$ 1,376,610
		\$ 30,867,930	\$ 4,012,118	\$ 34,880,048





## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 19, 2012

### Legal Description of Property

Square: 4365 Lot: 0804

Property Address: V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	302,100	Land	255,060
Building	-0-	Building	-0-
Total	\$ 302,100	Total	\$ 255,060

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE



Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 19, 2012

### Legal Description of Property

Square: 4365 Lot: 0805

Property Address: 2310 31<sup>st</sup> Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,197,990	Land	1,197,990
Building	1,000	Building	1,000
Total	\$ 1,198,990	Total	\$ 1,198,990

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE



Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 19, 2012

### Legal Description of Property

Square: 4365 Lot: 0806

Property Address: 2320 31<sup>st</sup> Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,136,760	Land	1,136,760
Building	1,000	Building	1,000
Total	\$ 1,137,760	Total	\$ 1,137,760

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.





## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 19, 2012

### Legal Description of Property

Square: 4367 Lot: 0001

Property Address: 3130-3180 V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	2,949,300	Land	2,949,300
Building	473,700	Building	360,145
Total	\$ 3,423,000	Total	\$ 3,309,445

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you  
Are hereby notified of your assessment for the current year **2013** as finalized by the  
Real Property Tax Appeals Commission for the property described. If YOU  
WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION  
BELOW

Date: December 19, 2012

### Legal Description of Property

Square: 4367 Lot: 0002

Property Address: 3100 V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	959,670	Land	810,250
Building	1,056,540	Building	803,266
Total	\$ 2,016,210	Total	\$ 1,613,516

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you  
Are hereby notified of your assessment for the current year **2013** as finalized by the  
Real Property Tax Appeals Commission for the property described. If YOU  
WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION  
BELOW

Date: December 19, 2012

### Legal Description of Property

Square: 4367 Lot: 0801


Property Address: 33<sup>rd</sup> Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	363,630	Land	307,010
Building	-0-	Building	-0-
Total	\$ 363,630	Total	\$ 307,010

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.





## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 19, 2012

### Legal Description of Property

Square: 4371 Lot: 0001

Property Address: 3300 V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	3,928,920	Land	3,317,200
Building	186,730	Building	141,967
Total	\$ 4,115,650	Total	\$ 3,459,167

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE



Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 19, 2012

### Legal Description of Property

Square: 4371 Lot: 0002

Property Address: 3350-3390 V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	3,002,400	Land	2,534,940
Building	458,140	Building	348,315
Total	\$ 3,460,540	Total	\$ 2,883,255

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



## Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 19, 2012

### Legal Description of Property

Square: 4371 Lot: 0005

Property Address: 2100 South Dakota Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	400,880	Land	400,880
Building	1,000	Building	1,000
Total	\$ 401,880	Total	\$ 401,880

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE



Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

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BELOW

Date: December 19, 2012

### Legal Description of Property

Square: 4371 Lot: 0805

Property Address: South Dakota Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	542,760	Land	458,250
Building	-0-	Building	-0-
Total	\$ 542,760	Total	\$ 458,250

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

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BELOW

Date: December 19, 2012

### Legal Description of Property

Square: 4371 Lot: 0806


Property Address: V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	682,050	Land	575,860
Building	-0-	Building	-0-
Total	\$ 682,050	Total	\$ 575,860

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

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Date: December 19, 2012

### Legal Description of Property

Square: 4373 Lot: 0001

Property Address: 3015-3055 V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	2,927,790	Land	2,927,790
Building	479,990	Building	364,927
Total	\$ 3,407,780	Total	\$ 3,292,717

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

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Date: December 19, 2012

### Legal Description of Property

Square: 4373 Lot: 0002

Property Address: 3125-3165 V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	2,922,660	Land	2,467,610
Building	481,490	Building	366,067
Total	\$ 3,404,150	Total	\$ 2,833,677

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



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Date: December 19, 2012

### Legal Description of Property

Square: 4373 Lot: 0005

Property Address: 3325-3355 V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	3,427,170	Land	2,893,570
Building	333,700	Building	253,705
Total	\$ 3,760,870	Total	\$ 3,147,275

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



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Date: December 19, 2012

### Legal Description of Property

Square: 4373 Lot: 0802

Property Address: V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	543,000	Land	543,000
Building	1,000	Building	1,000
Total	\$ 544,000	Total	\$ 544,000

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

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Date: December 19, 2012

### Legal Description of Property

Square: 4373 Lot: 0803

Property Address: V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	241,140	Land	241,140
Building	1,000	Building	1,000
Total	\$ 242,140	Total	\$ 242,140

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

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Date: December 19, 2012

### Legal Description of Property

Square: 4373 Lot: 0806


Property Address: V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	109,280	Land	109,280
Building	1,000	Building	1,000
Total	\$ 110,280	Total	\$ 110,280

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



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Date: December 19, 2012

### Legal Description of Property

Square: 4373 Lot: 0807

Property Address: V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	590,490	Land	590,490
Building	1,000	Building	1,000
Total	\$ 591,490	Total	\$ 591,490

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.





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Date: December 17, 2012

### Legal Description of Property

Square: 5642 Lot: 0001


Property Address: 2845 Alabama Avenue SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	10,536,870	Land	10,536,870
Building	7,637,300	Building	6,910,270
Total	\$ 18,174,170	Total	\$ 17,447,140

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF TAX AND REVENUE  
REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Square	5642	Suffix		Lot (s)	1
Property Address	2845 Alabama Ave Se				
Petitioner	Good Hope Marketplace LP				

STIPULATION AGREEMENT

IT IS HEREBY AGREED BY AND BETWEEN THE PETITIONER AND THE DISTRICT OF COLUMBIA THAT IN ORDER TO EXPEDITIOUSLY SETTLE THIS MATTER, EACH PARTY AGREES TO STIPULATE TO THE ESTIMATED MARKET VALUE FOR THE SUBJECT PROPERTY FOR TAX YEAR 2013 AS FOLLOWS:

	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
LAND	\$10,536,870	\$10,536,870
IMPROVEMENTS	\$7,637,300	\$6,910,270
TOTAL	\$18,174,170	\$17,447,140

STIPULATED PERCENTAGE CHANGE: 4 % STIPULATED VALUE CHANGE \$ 727,030

JUSTIFICATION: OTR reevaluated the assessed value of the subject based on the property's historic expenses and removing the lease growth rate.

BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE REAL PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES' STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME THE ASSESSED VALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEARINGS BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT.

FOR THE DISTRICT OF COLUMBIA:

APPRAISER:

R. Abayin Paul

Date: 12/12/12

SUPERVISORY APPRAISER:

IRID

Date: 12/12/12

(All stipulations, Gen. Com. stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$4 million. Major Commercial stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$12 million.)

APPEALS & LITIGATION MANAGER/

RESIDENTIAL MANAGER:

Appeals & Litigation Manager (Commercial properties where value change is greater than 10% or over \$5 million.)  
Residential Manager (All stipulations)

Date: \_\_\_\_\_

CHIEF APPRAISER:

(Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. greater than 20% or over \$12 million for Major Commercial.)

Date: \_\_\_\_\_

DIRECTOR:

(Properties where value change is greater than 30% or over \$20 million.)

Date: \_\_\_\_\_

FOR THE PETITIONER:

OWNER/AGENT:

G. W. Lee

Date: 12/7/12

AGENT'S COMPANY NAME:



## Real Property Tax Appeals Commission

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BELOW

Date: December 19, 2012

### Legal Description of Property

Square: PAR 0173 Lot: 0090


Property Address: 3535 V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	2,202,750	Land	1,859,790
Building	692,370	Building	526,395
Total	\$ 2,895,120	Total	\$ 2,386,185

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.





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Date: December 19, 2012

### Legal Description of Property

Square: PAR 0173 Lot: 0095

Property Address: 3515 V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	635,970	Land	536,950
Building	555,210	Building	422,115
Total	\$ 1,191,180	Total	\$ 959,065

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

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Date: December 19, 2012

### Legal Description of Property

Square: PAR 0173 Lot: 0096


Property Address: 3521 V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	638,130	Land	538,780
Building	33,350	Building	33,350
Total	\$ 671,480	Total	\$ 572,130

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



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BELOW

Date: December 19, 2012

### Legal Description of Property

Square: PAR 0173 Lot: 0123

Property Address: V Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	189,690	Land	160,160
Building	1,000	Building	1,000
Total	\$ 190,690	Total	\$ 161,160

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE

  
Richard Amato, Esq.

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Date: December 19, 2012

### Legal Description of Property

Square: PAR 0173 Lot: 0124

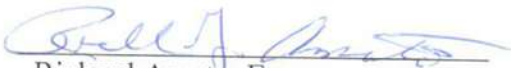
Property Address: New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,512,030	Land	1,276,610
Building	100,000	Building	100,000
Total	\$ 1,612,030	Total	\$ 1,376,610

### Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

### COMMISSIONER SIGNATURE



Richard Amato, Esq.

### FURTHER APPEAL PROCEDURES

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IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 29, 2013

### Legal Description of Property

Square: PAR Suffix: 0214 Lot: 0174

Property Address: Alabama Avenue, SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	62,320	Land	62,320
Building	0	Building	0
Total	\$ 62,320	Total	\$ 62,320


### Rationale

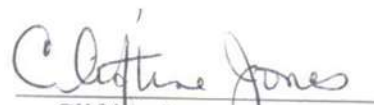
Pursuant to statute, the Petitioner must demonstrate by the preponderance of the evidence that the proposed Tax Year 2013 assessment of the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of the January 1, 2012 valuation date.

The Petitioner and OTR agree on the valuation, therefore, the Commission sustains the proposed Tax Year 2013 assessment.

### COMMISSION SIGNATURES

  
Karla Christensen

  
Andrew Dorchester

  
Cliftine Jones

### FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30<sup>th</sup> of the tax year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.